

OVERALL FINAL DEVELOPMENT PLAN

FLATIRON ANNEXATION

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 7

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, FLATIRON CONSTRUCTORS, INC. BEING THE SOLE
OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT:

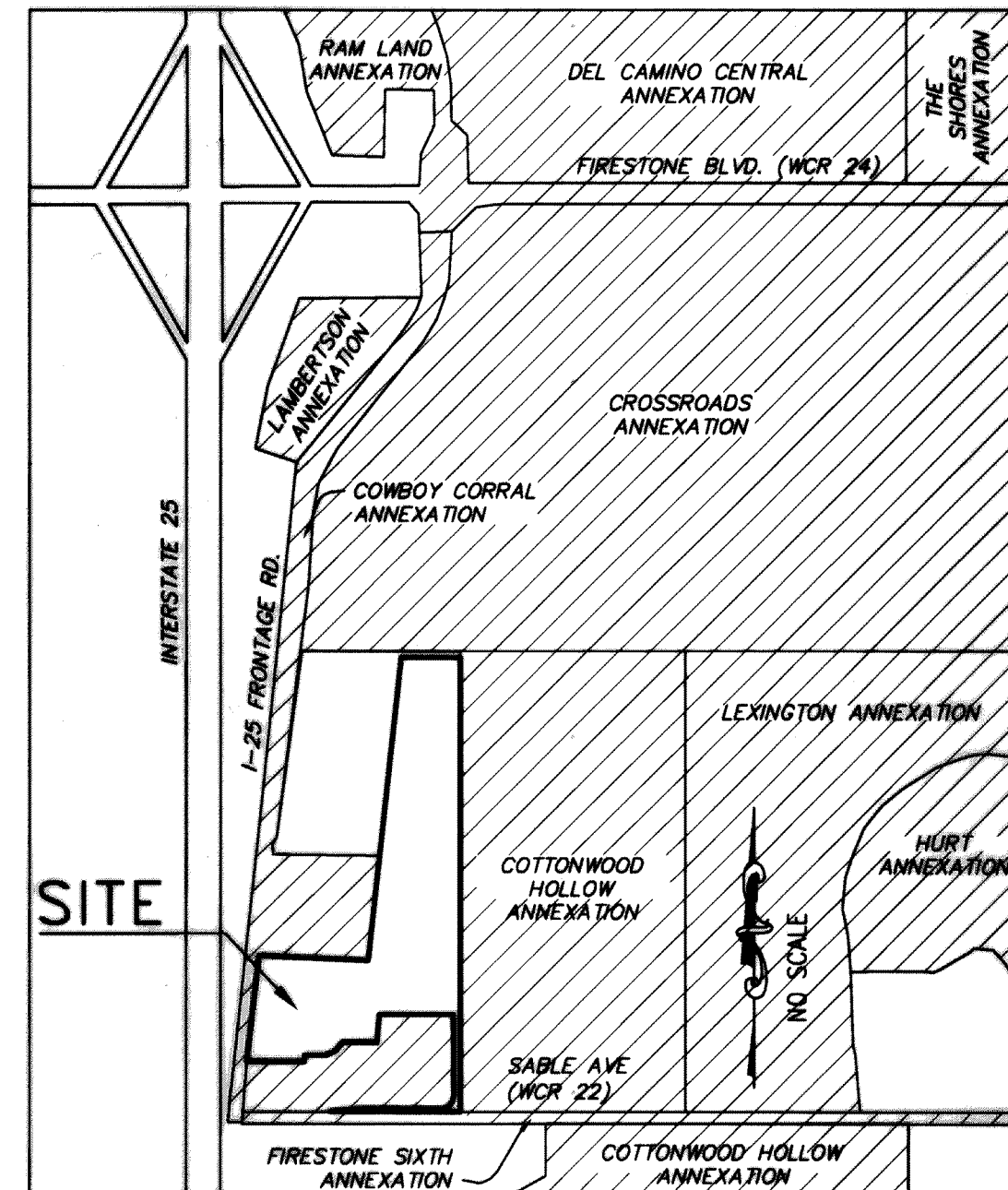
LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT, IN THE COUNTY OF WELD, STATE OF
COLORADO, PER FINAL PLAT RECORDED DECEMBER 30, 1991 AT RECEPTION NO. 02273563, IN
THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, TOGETHER WITH LOTS 1 AND
2, FLATIRON PLANNED UNIT DEVELOPMENT II, IN SAID COUNTY AND STATE, PER FINAL PLAT
RECORDED APRIL 17, 1998 AT RECEPTION NO. 2808948, IN SAID OFFICE OF THE CLERK AND
RECORDER, TOGETHER WITH LOT 1, FIRST AMENDMENT, LOT 1, FLATIRON PLANNED UNIT
DEVELOPMENT II, IN SAID COUNTY AND STATE, PER FINAL PLAT RECORDED FEBRUARY 25,
2010 AT RECEPTION NO. 3677984, IN SAID OFFICE OF THE CLERK AND RECORDER, AND
TOGETHER THAT CERTAIN UN-NAMED PUBLIC RIGHT-OF-WAY DEDICATED ON THE FINAL PLAT
OF SAID FLATIRON PLANNED UNIT DEVELOPMENT II, LYING WITHIN THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL
MERIDIAN, IN THE COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST
QUARTER OF SECTION 11;
THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF
SECTION 11, SOUTH 00°20'42" WEST, 34.42 FEET TO THE EASTERLY PROLONGATION OF THE
NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 931 AT RECEPTION NO.
1852633, IN SAID OFFICE OF THE CLERK AND RECORDER;
THENCE ALONG SAID EASTERLY PROLONGATION, PARALLEL WITH THE NORTHERLY LINE OF
SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, NORTH 89°34'18" WEST, 21.63
FEET TO THE NORTHWEST CORNER OF LOT 1, SAID FLATIRON PLANNED UNIT DEVELOPMENT
AND THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT,
SOUTH 00°03'20" WEST, 2580.48 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTHERLY PROLONGATION OF SAID EASTERLY LINE, SOUTH 00°03'20"
WEST, 20.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 30.00 FEET,
MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID WEST HALF OF THE
SOUTHWEST QUARTER, SECTION 11;
THENCE ALONG SAID PARALLEL LINE, NORTH 89°40'08" WEST, 751.61 FEET TO AN ANGLE POINT
IN THE SOUTHERLY BOUNDARY OF LOT 2, SAID FLATIRON PLANNED UNIT DEVELOPMENT;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING TWO COURSES:
1) NORTH 84°37'14" EAST, 201.00 FEET;
2) SOUTH 89°40'08" EAST, 471.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2,
BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A
RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°45'06" WEST;
THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 1, THE FOLLOWING
10 COURSES:

1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°11'34" AND ARC
LENGTH OF 92.84 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 26°39'07" EAST
AND CHORD DISTANCE OF 89.54 FEET;
2) TANGENT TO SAID CURVE, NORTH 00°03'20" EAST, 456.41 FEET;
3) NORTH 89°38'18" WEST, 425.23 FEET;
4) SOUTH 05°41'40" WEST, 159.99 FEET;
5) NORTH 89°40'51" WEST, 198.38 FEET;
6) SOUTH 37°38'18" WEST, 63.69 FEET;
7) SOUTH 64°04'45" WEST, 61.12 FEET;
8) NORTH 88°59'11" WEST, 119.00 FEET;
9) SOUTH 03°28'51" WEST, 35.99 FEET;
10) NORTH 88°59'11" WEST 340.55 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1,
FLATIRON PLANNED UNIT DEVELOPMENT, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY
OF I-25 FRONTAGE ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY OF SAID
FLATIRON PLANNED UNIT DEVELOPMENT AND THE WESTERLY BOUNDARY OF SAID FLATIRON
PLANNED UNIT DEVELOPMENT II, NORTH 05°45'50" EAST 601.73 FEET TO THE NORTHWEST
CORNER OF SAID FLATIRON PLANNED UNIT DEVELOPMENT II;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID FLATIRON PLANNED UNIT
DEVELOPMENT II, SOUTH 86°42'46" EAST, 660.22 FEET TO A POINT ON THE EASTERLY LINE OF
SAID LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT;
THENCE ALONG SAID EASTERLY LINE, NORTH 05°46'09" EAST, 1747.51 FEET TO AN ANGLE
POINT THEREIN;
THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 00°03'54" WEST, 7.01 FEET TO THE
NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 931 AT RECEPTION
NO. 1852633;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 931 AT
RECEPTION NO. 1852633, SOUTH 89°34'18" EAST, 342.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,321,164 SQ. FT. OR 30.330 ACRES, MORE OR LESS

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF
FLATIRON ANNEXATION.



VICINITY MAP
1" = 1,000'

ABBREVIATIONS:

BLDG	=	BUILDING
BRW	=	BOTTOM OF RETAINING WALL AT FINISHED GRADE
CO	=	CLEAN OUT
DOM	=	DOMESTIC
EG	=	EXISTING GRADE
EC	=	EROSION CONTROL
ESMT	=	EASEMENT
EX	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FG	=	FINISHED GRADE
FFE	=	FINISHED FLOOR ELEVATION
FL	=	FLOWLINE
GB	=	GRADE BREAK
GV	=	GATE VALVE
HP	=	HIGH POINT
IN	=	INLET
INV	=	INVERT
IRR	=	IRRIGATION
LP	=	LOW POINT
LS	=	LANDSCAPE
ME	=	MATCH EXISTING
PAV	=	PAVEMENT
RD	=	ROAD DRAIN
RE	=	REFERENCE
SAN	=	SANITARY
STM	=	STORM
SW	=	SIDEWALK
TC	=	TOP OF CURB
TF	=	TOP OF FOUNDATION
TRW	=	TOP OF RETAINING WALL AT FINISHED GRADE
WM	=	WATER METER
WTR	=	WATER
WV	=	WATER VALVE

PROJECT TEAM:

OWNER / DEVELOPER
FLATIRON CONSTRUCTORS, INC.
10188 E. I-25 FRONTAGE ROAD
FIRESTONE, CO 80604
P: (303) 485-4050
F: (303) 682-3182
CONTACT: BRAD AMY
EMAIL: BAMY@FLATIRONCORP.COM

CIVIL ENGINEER
WARE MALCOMB
6251 GREENWOOD PLAZA BOULEVARD
BUILDING 6, SUITE 100
GREENWOOD VILLAGE, CO 80111
P: (720) 488-2626 x1515
F: (720) 488-2625
CONTACT: JEREMY GACNIK, PE
EMAIL: JGACNIK@WAREMALCOMB.COM

SHEET INDEX:

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BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC SURVEY
BENCH MARK "P239", A BENCH MARK DISC IN THE TOP OF A CONCRETE MONUMENT
STAMPED P329 1951.

ELEVATION = 4953.57 US FT (NAVD 88 DATUM)

BASIS OF BEARING:

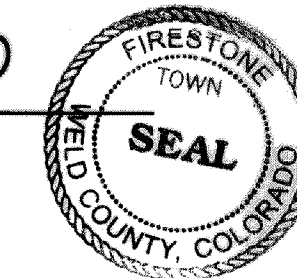
BEARINGS ARE BASED ON THE WEST LINE OF LOTS 1 & 2 OF RECORDED EXEMPTION NO.
1313-11-3-RE-1201 AS RECORDED AT RECEPTION NO. 02193215, BEARING N 05°46'09" E,
BETWEEN THE FOUND MONUMENTS.

APPROVAL BLOCK:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS
28 DAY OF September, 2011
BY RESOLUTION NO. 11-23

CLW
MAYOR

Judy L. Hogwood
ATTTEST TOWN CLERK



ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS OVERALL FINAL DEVELOPMENT PLAN, THE OWNER ACKNOWLEDGES BEFORE ME THIS
28 DAY OF October, 2011, BY Paul Driscoll AS
OWNER

WITNESS MY HAND AND OFFICIAL SEAL

JUDITH SCHEK
NOTARY PUBLIC, STATE OF COLORADO
My Comm. Expires May 18, 2016

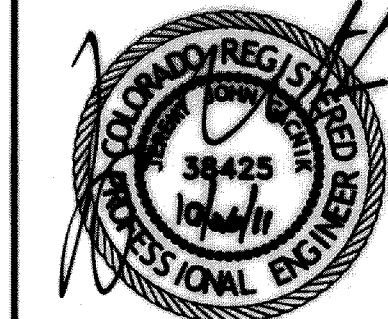
May 18, 2015
MY COMMISSION EXPIRES

FLATIRON ANNEXATION	
COVER SHEET	
NAME OF SUBMITTAL:	FLATIRON ANNEXATION
TYPE OF SUBMITTAL:	OVERALL FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	SEPTEMBER 7, 2010
REVISION DATE:	FEBRUARY 24, 2011
REVISION DATE:	JULY 11, 2011
REVISION DATE:	OCTOBER 07, 2011
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 7	

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
site development
6251 Greenwood Plaza Boulevard
Building 6, Suite 100
Greenwood Village, Colorado 80111
P: (720) 488-2626 F: (720) 488-2625

FLATIRON ANNEXATION
OVERALL FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE, CO



COVER SHEET

PA / PM:
DRAWN BY: JGG
JOB NO.:

SHEET
OFDP1

380456 11/17/2011 04:38 Weld County, CO
2 of 7 R 71.00 D 0.00 Steve Moreno Clerk & Recorder



OVERALL FINAL DEVELOPMENT PLAN

FLATIRON ANNEXATION

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 7

PROJECT CONCEPT:

THIS OVERALL FINAL DEVELOPMENT PLAN ("OFDP") IS FOR THE DESIGN AND CONSTRUCTION OF A PRIVATE DRIVE LOCATED ALONG THE NORTH PROPERTY LINE OF THE FLATIRON ANNEXATION, ADJACENT TO THE EXISTING KIA DEALERSHIP AND MONUMENT SIGNAGE.

THE SITE IS PART OF THE FLATIRON ANNEXATION OUTLINE DEVELOPMENT PLAN THAT IS BEING PROCESSED CONCURRENTLY WITH THE OFDP. THIS OFDP INCLUDES THE LAYOUT, GRADING, EROSION CONTROL, AND UTILITY INFRASTRUCTURE IMPROVEMENTS REQUIRED TO CONSTRUCT THE PRIVATE DRIVE. THE PRIVATE DRIVE WILL CONSIST OF A 26-FT WIDE PAVED SURFACE THAT WILL EXTEND FROM THE EXISTING ENTRANCE ROAD TO THE EXISTING PAVED LOT AT THE EAST END OF THE SITE. STORM RUNOFF FROM THIS DRIVE WILL BE COLLECTED IN AN ADJACENT SWALE WHERE IT WILL BE PIPED TO THE EXISTING STORM SEWER SYSTEM. THE EXISTING ON-SITE DETENTION POND WILL PROVIDE RUNOFF REDUCTION FOR THIS ADDITIONAL IMPERVIOUS AREA. THIS DRIVE WILL BE GATED AND LOCKED FOR EMPLOYEE USE.

NO ADDITIONAL BUILDING OR PUBLIC INFRASTRUCTURE IS PLANNED WITH THIS OFDP.

ENVIRONMENTAL IMPACT MITIGATION:

THERE IS NO KNOWN EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THE SITE WILL BE PRIVATELY MAINTAINED. ANY NECESSARY CROSS-ACCESS AND UTILITY EASEMENTS HAVE BEEN DEDICATED BY PREVIOUSLY RECORDED PLATS.

PARKS, TRAILS & OPEN SPACE:

PUBLIC LAND DEDICATION IS ADDRESSED IN THE ANNEXATION AGREEMENT.

A.D.A COMPLIANCE:

THIS FDP HAS BEEN DESIGNED TO THE BEST OF THE DESIGNER'S KNOWLEDGE AND ABILITIES TO COMPLY WITH THE AMERICAN'S WITH DISABILITIES ACT.

CONTROLS:

THE DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS HAVE BEEN DEDICATED FOR THIS PRIVATE DRIVE.

DRAINAGE:

REFER TO THE FINAL DRAINAGE LETTER FOR A DESCRIPTION OF THE STORM DRAINAGE FOR THIS OFDP. THIS LETTER IS DATED JANUARY 21, 2011 AND WAS PREPARED BY WARE MALCOMB. THE LETTER IS FILED WITH THIS OFDP.

UTILITIES:

THE EXISTING BUILDINGS ON THE OFDP SITE ARE CURRENTLY SERVED BY CWCWD AND THAT SERVICE MAY CONTINUE UNTIL THOSE FACILITIES ARE REDEVELOPED. IN THE CASE OF A MAJOR REDEVELOPMENT OF THE SITE OR ANY FUTURE DEVELOPMENT OF THE CURRENTLY UNDEVELOPED PORTIONS OF THE SITE, THE SUBJECT PROJECT MAY BE REQUIRED TO CONNECT TO THE TOWN'S POTABLE WATER SYSTEM FOR SERVICE IF THE TOWN'S DISTRIBUTION SYSTEM HAS BEEN EXTENDED TO ANY OF THE PROPERTY ADJACENT TO THIS OFDP AREA.

WATER DEDICATION:

THE OWNER ASSERTS THAT ALL NECESSARY RAW WATER DEDICATION FOR THE EXISTING POTABLE WATER SERVICE FROM CWCWD HAS BEEN MET. FUTURE WATER DEDICATION REQUIREMENTS SHALL BE DETERMINED AT THE TIME ANY SITE SPECIFIC FDP IS PROCESSED. ANY FUTURE WATER SERVICE FROM CWCWD SHALL REQUIRE RAW WATER DEDICATION BASED ON THEIR THEN CURRENT POLICIES AND REQUIREMENTS. ANY FUTURE WATER SERVICE FROM THE TOWN SHALL REQUIRE WATER DEDICATION BASED ON THE TOWN'S THEN CURRENT POLICIES AND REQUIREMENTS.

PARKING:

NO NEW PARKING SPACES ARE BEING PROPOSED WITH THIS OFDP.

ARCHITECTURE:

NO ADDITIONAL BUILDINGS ARE BEING PROPOSED WITH THIS OFDP.

SIGN PROGRAM:

THIS OFDP PROVIDES THE APPROXIMATE LOCATION AND SIGN DETAIL FOR FREE STANDING MONUMENT SIGNS ON THE SITE. THESE MONUMENT SIGNS SHALL BE INTERNALLY LIT ANODIZED FRAME SIGN BOXES (MAX 150 SF) LOCATED ON ROCKED RMU BASE. DETAILS OF THIS SIGN HAVE INCLUDED IN THIS OFDP. THE SIGNS ARE 8-FT IN HEIGHT. THREE EXISTING MONUMENT SIGNS ARE LOCATED ON THE PROPERTY. TWO SITE MONUMENT SIGNS ARE LOCATED ALONG THE I-25 FRONTAGE ROAD AND A DIRECTIONAL SIGN IS LOCATED INTERNAL TO THE SITE ALONG THE PRIVATE DRIVE CUL-DE-SAC. TWO FUTURE MONUMENT SIGNS ARE PROPOSED ON THE SITE. ONE IS LOCATED OFF THE NORTH PRIVATE DRIVE AT THE ENTRANCE TO FLATIRON PUD 1, LOT 1. THE SECOND IS LOCATED OFF THE ENTRANCE TO SABLE AVENUE (WCR 22). EXISTING BUILDING EXTERIOR SIGNAGE FOR THE OFDP AREA GENERALLY CONSIST OF 1/2" ALUMINUM LETTERS WITH HORIZONTAL BRUSHED FACE AND MATTE FINISH CLEAR COAT. A SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY SIGN. ALL SIGN PERMIT APPLICATIONS SHALL DEPICT SIGNS CONSISTENT WITH THIS OFDP.

SETBACKS:

ALL SETBACKS MEET FIRESTONE DEVELOPMENT REGULATIONS AND BUILDING CODES. THE SETBACKS FOR FUTURE DEVELOPMENT WILL BE IDENTIFIED AT THE TIME THAT FUTURE FINAL DEVELOPMENT PLANS ARE PREPARED.

DEVELOPMENT SCHEDULE:

APPROXIMATE CONSTRUCTION START DATE FOR THE PRIVATE ACCESS DRIVE: FALL 2011

CIRCULATION SYSTEM:

THERE IS NO INTERNAL PUBLIC STREET SYSTEM ASSOCIATED WITH THIS OFDP. ALL ACCESS BETWEEN LOTS IS VIA PRIVATE ACCESS EASEMENTS. IF FUTURE LOT DEVELOPMENT OCCURS ON FLATIRON PUD 1, LOT 1, ACCESS WILL NEED TO OCCUR THROUGH THE INTERNAL ACCESS EASEMENT. THERE ARE THREE EXISTING ACCESSSES TO THIS SITE FROM PUBLIC STREETS THAT CAN CONTINUE TO FUNCTION AS FULL MOVEMENT ACCESSSES AT THIS TIME. THE TWO EXISTING ACCESSSES TO THE EAST I-25 FRONTAGE ROAD ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE ACCESS PERMITS PREVIOUSLY APPROVED BY CDOT. FUTURE DEVELOPMENT OR REDEVELOPMENT OF THE SITE MAY REQUIRE NEW ACCESS PERMITS FROM CDOT. THE EXISTING ACCESS TO SABLE AVENUE (WCR 22) WILL SOMEDAY NEED TO BE A RESTRICTED ACCESS DUE TO ITS PROXIMITY TO THE FUTURE EXTENSION OF ARBOR STREET, EAST OF THE EXISTING ACCESS.

ZONING AND ALLOWED USES:

THIS OFDP IS ZONED PUD EC/RC (EMPLOYMENT CENTER AND REGIONAL COMMERCIAL), WHICH PERMITS FOR THE CONSTRUCTION OF A PRIVATE DRIVE AND MONUMENT SIGNAGE.

SERVICE REQUIREMENTS:

TELEPHONE: QWEST
CABLE: COMCAST
GAS: SOURCE GAS
WATER: CENTRAL WELD COUNTY WATER DISTRICT
SANITARY: ST. VRAIN SANITATION DISTRICT
ELECTRIC: UNITED POWER
POLICE: TOWN OF FIRESTONE
FIRE: FREDERICK FIRESTONE FIRE PROTECTION DISTRICT
RECREATION: CARBON VALLEY
SCHOOL: ST. VRAIN RE1J

EXISTING LAND USE TABLE:

OFFICE BLDG	=	41,664 SF
NORTH OFFICE BLDG	=	13,881 SF
SOUTH OFFICE BLDG & SHOP	=	9,813 SF
POLE BARN	=	2,304 SF
REAR OFFICE BLDG	=	2,472 SF
TEMPORARY TRAILERS	=	3,800 SF
CASTING BLDG	=	7,500 SF
PAVING (SITE)	=	185,585 SF
PUBLIC R.O.W.	=	13,031 SF
REMAINING	=	1,041,299 SF
TOTAL SITE	=	1,321,184 SF

TOTAL IMPERVIOUS AREA = 279,895 SF (21.19%)

ENGINEER'S GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE TOWN OF FIRESTONE STANDARD SITEWORK SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE WELD COUNTY PUBLIC WORKS REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE TOWN OF FIRESTONE PUBLIC WORKS INSPECTOR.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS OR EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
- THE CONTRACTOR SHALL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED," "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY, STORM SEWER, ELECTRIC, PHONE, AND GAS, AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF VARIOUS UTILITY COMPANIES; WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD; OR THE BEST AVAILABLE INFORMATION. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PERTINENT LOCATIONS AND ELEVATIONS; SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT, AND LOCATING, PROTECTING, AND REPAIRING ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER. **CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987)** TO REQUEST EXACT FIELD LOCATION OF MEMBER UTILITIES A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION OR ANY OTHER WORK.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND WITH THE CITY WITH REGARD TO RELOCATION OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - OBTAINING ALL PERMITS AND LICENSES.
 - OBTAINING NECESSARY PERMITS FROM THE CITY FOR ALL WORK IN AND ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
 - PREPARING A TRAFFIC CONTROL PLAN PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE WORK.
 - COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, CODES AND/OR UTILITY SERVICE COMPANIES. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH INSPECTIONS, TESTING, METERS, METER PITS, AND CITY LABOR CHARGES.
 - RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS TO THE PLANS.
 - KEEPING THE ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
 - RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, IRRIGATION SYSTEMS DISTURBED BY THE CONSTRUCTION ACTIVITIES TO THEIR LOCATION AND CONDITION.
 - VERIFYING ALL STANDARD DETAILS CONFORM TO CURRENT CITY, STATE, OR DISTRICT STANDARDS AND SPECIFICATIONS.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE GOVERNMENT AGENCIES INCLUDING (BUT NOT LIMITED TO) THE BUILDING INSPECTION DEPARTMENT AND PRIVATE ENTITIES (INCLUDING UTILITY COMPANIES AND PROJECT ENGINEER) A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION UNLESS OTHERWISE NOTED IN THESE PLANS.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER FOR CLARIFICATION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- ADVANCE COORDINATION BY THE CONTRACTOR WITH ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER, AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION.
- QUANTITY CALCULATIONS ARE BASED UPON NECESSARILY IMPRECISE AND INCOMPLETE TOPOGRAPHIC AND SOILS INFORMATION, AND SHOULD BE CONSIDERED ONLY A ROUGH APPROXIMATION OF ACTUAL QUANTITIES.
- IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD.
- THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG PROJECT COMPONENTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
- SUBMITTALS WILL BE REVIEWED BY THE ENGINEER, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201-1997; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSON THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL OR FOR COMPLYING WITH ALL CONTRACT REQUIREMENTS.
- CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING FOR ALL SAFETY PROCEDURES AND PRECAUTIONS, AND SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, AND THE ENGINEER OF RECORD TO THE FULLEST EXTENT ALLOWED BY LAW FROM AND CONCERNING ANY AND ALL ACTUAL OR ALLEGED CONSTRUCTION LOSSES OR ACCIDENTS.
- CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE PROTECTION AND PRESERVATION OF ALL SURVEY MONUMENTS, AND SHALL HAVE ANY DISTURBED OR COVERED MONUMENT RESET BY QUALIFIED REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR OR AT THE DIRECTION OF THE COUNTY ENGINEER.
- THE TOWN OF FIRESTONE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ON-SITE DRAINAGE RELATED FEATURES.

FLATIRON ANNEXATION

NARRATIVE SHEET

NAME OF SUBMITTAL:	FLATIRON ANNEXATION
TYPE OF SUBMITTAL:	OVERALL FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	SEPTEMBER 7, 2010
REVISION DATE:	FEBRUARY 24, 2011
REVISION DATE:	JULY 11, 2011
REVISION DATE:	OCTOBER 07, 2011
REVISION DATE:	
REVISION DATE:	

SHEET 2 OF 7

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FLATIRON ANNEXATION
OVERALL FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE, CO



NARRATIVE SHEET

PA / PM:
DRAWN BY: JJC
JOB NO.:

SHEET
OFDP2

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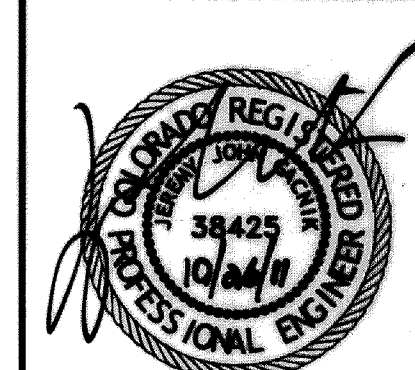
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FLATIRON ANNEXATION

OVERALL FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE, CO



ADDRESS MAP

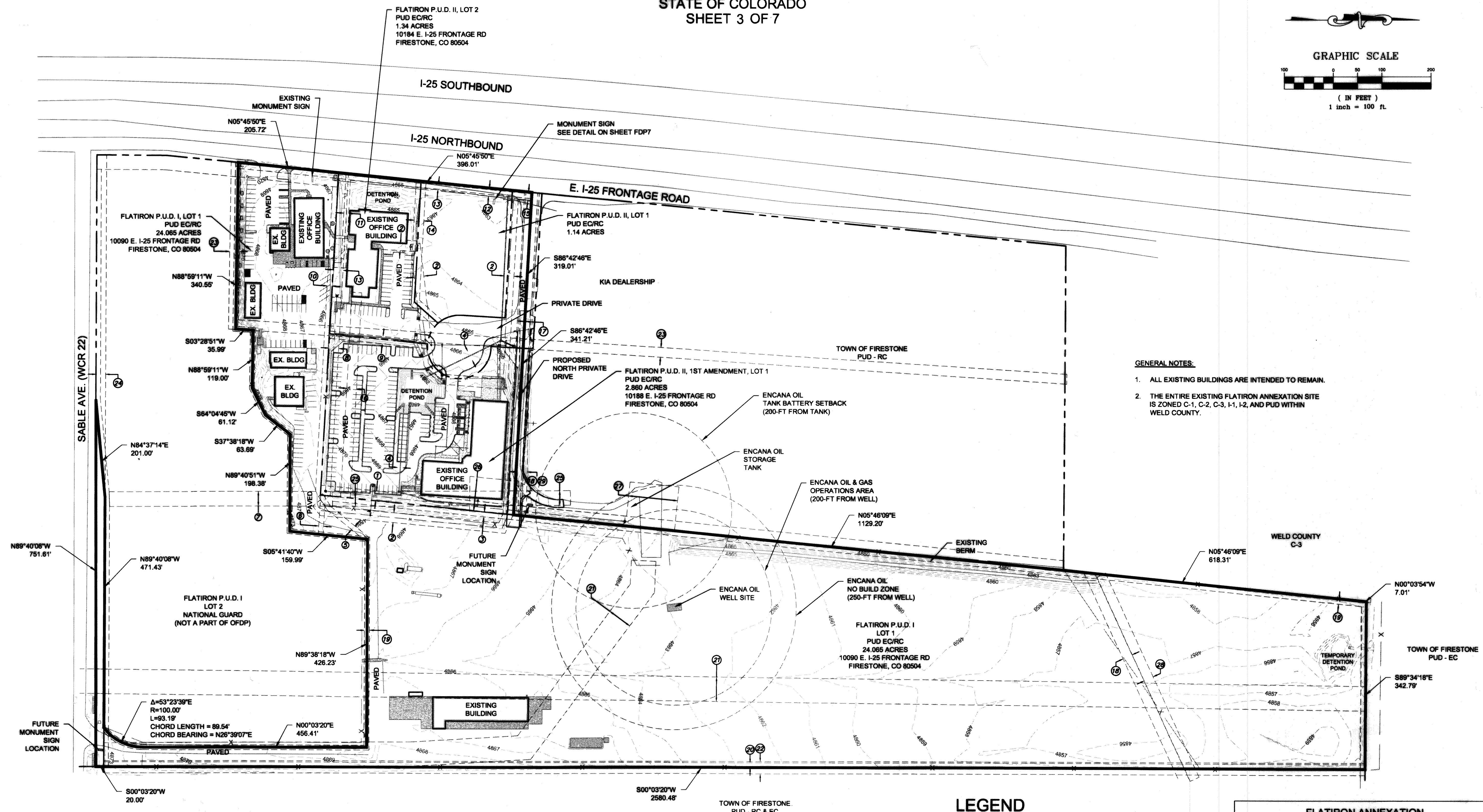
PA / PM

DRAWN

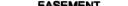
JOB NO.

SHEET

OFDP3



1. ALL EXISTING BUILDINGS ARE INTENDED TO REMAIN.
2. THE ENTIRE EXISTING FLATIRON ANNEXATION SITE IS ZONED C-1, C-2, C-3, I-1, I-2, AND PUD WITHIN WELD COUNTY.

	EXISTING		ANNEXATION BOUNDARY
			PROPERTY LINE
			EASEMENT
			CURB & GUTTER
			CONTOURS
			STORM SEWER
			SANITARY SEWER
			WATER
			FIRE HYDRANT

- ① = 20' WIDE UTILITY EASEMENT, ST. VRAIN SANITATION DISTRICT REC. NO. 2192765
- ② = FLATIRON'S CENTRAL WELD WATER LINE EASEMENT REC. NO. 2429862-2429863
- ③ = 10' UTILITY EASEMENT FLATIRON REC. NO. 2273563
- ④ = 10' DRAINAGE EASEMENT FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- ⑤ = 10' ELECTRIC EASEMENT PER FIRST AMENDMENT FLATIRON PLANNED UTILITY DEVELOPMENT II FINAL PLAT 2606946
- ⑥ = 10' GAS EASEMENT FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- ⑦ = 30' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 2273563
- ⑧ = 20' UTILITY EASEMENT ST. VRAIN SANITATION DISTRICT REC. NO. 2192765
- ⑨ = 15' ELECTRIC EASEMENT FLATIRON P.U.D. II FINAL PLAT REC. NO. 2606946
- ⑩ = 10' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 2273563
- ⑪ = 10' ELECTRIC EASEMENT UNITED POWER INC. REC. NO. 2237806
- ⑫ = 16.5' MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT REC. NO. 154068

13 = 10' ELECTRIC EASEMENT UNITED POWER INC. REC. NO. 2237807
14 = FUTURE EASEMENT REQUIRED IF LOTS 1 AND 2 ARE CONVEYED TO DIFFERENT OWNERS
FLATIRON P.U.D. II. FINAL PLAT REC. NO. 2608946
15 = RESERVATION FOR FUTURE RIGHT-OF-WAY ACQUISITION OF 1-25 FRONTAGE ROAD REC.
NO. 2258205
16 = 20' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2238200
17 = 30' ACCESS EASEMENT RECIPROCAL EASEMENT AGREEMENT REC. NO. 2316562
18 = 30' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2234351
19 = 10' UTILITY EASEMENT FLATIRON P.U.D. REC. NO. 2237563
20 = 10' EASEMENT TO ROCKY MOUNTAIN NATURAL GAS CO. INC. REC. NO. 2049449
21 = PANHANDLE EASTERN PIPELINE CO. EASEMENT REC. NO. 2252291
22 = 25' WIDE "RIGHT TO ENTER" ROCKY MOUNTAIN NATURAL GAS CO. REC. NO. 2049449
23 = 20' UTILITY EASEMENT REC. NO. 1760436, BOOK 838

20' = 20' RIGHT OF WAY EASEMENT TO UNION RURAL ELECTRIC ASSOCIATION REC. NO. 1788642
20' = 20' RIGHT OF WAY EASEMENT TO CENTRAL WELD COUNTY WATER DISTRICT REC. NO. 1867500
20' = WELL EASEMENT PER PLAT REC. NO. 2193215
20' = ACCESS EASEMENT AGREEMENT REC. NO. 2193345
20' = 20' ST. VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2198122
20' = ST. VRAIN SANITARY DISTRICT SEWER EASEMENT REC. NO. 2438692

NOTE: RIGHT OF WAY EASEMENT PER REC. NO. 2138602 AND REC. NO. 2257569 DO NOT AFFECT THE SUBJECT PROPERTY SHOWN HEREON.

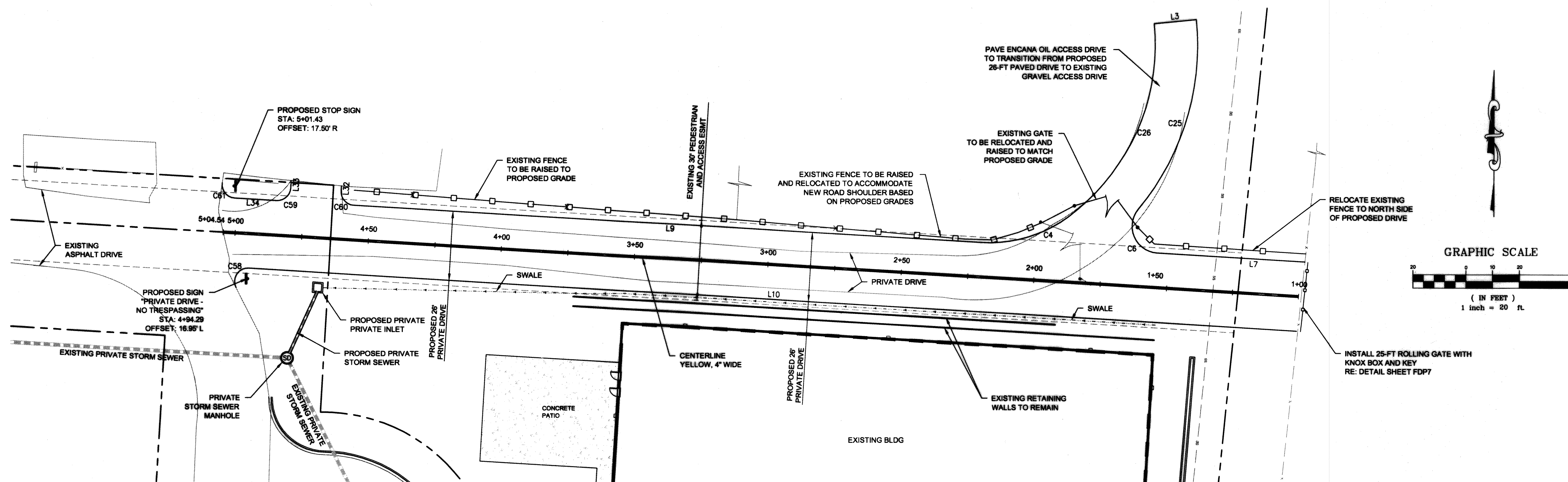
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REVISION DATE:	OCTOBER 07, 2011
REVISION DATE:	
REVISION DATE:	

SHEET 3 OF 7

OVERALL FINAL DEVELOPMENT PLAN

FLATIRON ANNEXATION

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 4 OF 7



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CATCH CURB	
	SPILL CURB	
	CONTOURS	
	MANHOLE	
	STORM SEWER	
	ROOF DRAIN	
	INLET	
	FLOW ARROW	

GENERAL NOTES:

1. REFERENCE SHEETS FDP1 FOR REQUIRED NOTES, BENCHMARK AND BASIS OF BEARING.
2. ALL PAVEMENT SHALL BE 7-INCHES FULL DEPTH ASPHALT.

LINE TABLE		
LINE	LENGTH	BEARING
L3	16.00	N 84°14'18" E
L7	55.96	N 86°42'46" W
L9	235.85	S 86°42'46" W
L10	394.16	S 86°42'46" W
L32	1.93	S 3°17'14" W
L33	2.70	S 3°17'14" W
L34	15.81	S 86°42'46" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C4	34.48	50.00	39°30'26"	17.96	33.80	N 73°32'1" E
C6	22.09	10.00	126°33'50"	19.87	17.86	S 23°25'51" E
C25	76.43	96.00	45°36'47"	40.37	74.42	N 17°24'1" E
C26	83.14	80.00	59°32'31"	45.76	79.35	N 24°0'33" E
C58	10.50	5.00	120°16'15"	8.71	8.67	S 33°9'6" W
C59	7.85	5.00	90°0'0"	5.00	7.07	N 48°17'14" E
C80	7.85	5.00	90°0'0"	5.00	7.07	S 41°42'46" E
C81	8.31	5.00	95°10'19"	5.47	7.38	S 38°7'37" E

FLATIRON ANNEXATION	
SITE PLAN	
NAME OF SUBMITTAL:	FLATIRON ANNEXATION
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SHEET 4 OF 7

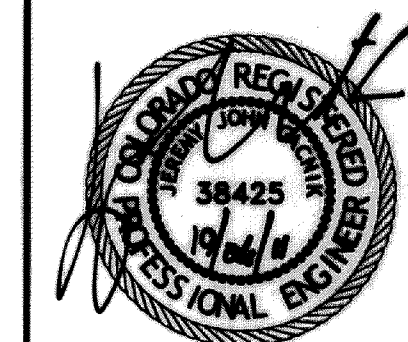
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FLATIRON ANNEXATION

OVERALL FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE, CO



SITE PLAN

PA / PM:

DRAWN BY:	JJG
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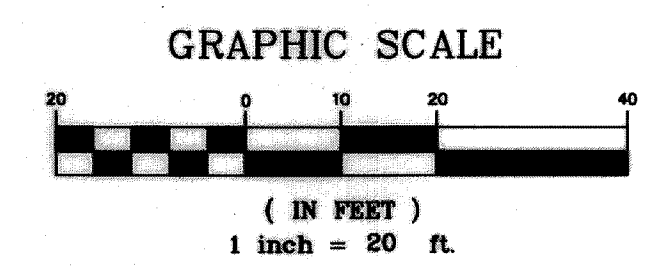
SHEET

OFDP4

OFDP5

Hospitality Center
Room 409 / 181 Grand Ave.
San Francisco
Tel: 776-8811 ext. 20

3806456 11/17/2011 04:33P Weld County, CO
6 of 7 R 71.00 D 0.00 Steve Moreno Clerk & Recorder



1. REFERENCE SHEETS FDP1 FOR REQUIRED NOTES, BENCHMARK AND BASIS OF BEARING.
2. CONTOUR ELEVATIONS SHOWN ARE TO FINISHED GRADE.
3. SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

EXISTING	PROPOSED

		INLET PROTECTION
		SILT FENCE
		VEHICLE TRACKING CONTROL

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FLATIRON ANNEXATION
OVERALL FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE, CO



EROSION CONTROL PLAN & DETAILS		REMARKS
DATE		

PA / PM:	
DRAWN BY:	JJG
JOB NO.:	

SHEET

OFDP6

IP

A sediment filter or an excavated impounding area around a storm drain drop inlet or curb inlet.

To reduce sediment from entering storm drainage systems prior to permanent stabilization of disturbed areas.



9-1-99
Urban Drainage and Flood Control District

C-63

The diagram illustrates a sand filter unit. It consists of a rectangular base filled with sand, with a layer of gravel at the bottom. A vertical filter media layer is shown on top of the sand. The height of the filter media is labeled as 18" (MAXIMUM). The width of the filter media is labeled as 18". The flow direction is indicated by an arrow labeled "FLOW" entering from the left. The filter media is labeled "SILT FINDER".

Diagram illustrating the trench box installation details:

- STEEL OR 2"x4" WOOD POST (ANCHORED TO FABRIC)
- FABRIC MATERIAL (ANCHORED IN TRENCH)
- 4"x4" TRENCH COMPACTED BACKFILL
- FLOW
- 1/2" (12" MIN)

Details provided to District by the City of Broomfield, Colorado

C-44

9-1-99
Urban Drainage and Flood Control District



A stone stabilized pad located at points of vehicular ingress and egress on a construction site.

To reduce the amount of mud transported onto public roads by motor vehicles or runoff.
Note: Only applicable for sites greater than 2 acres in size



Temporary Vehicle Tracking Control

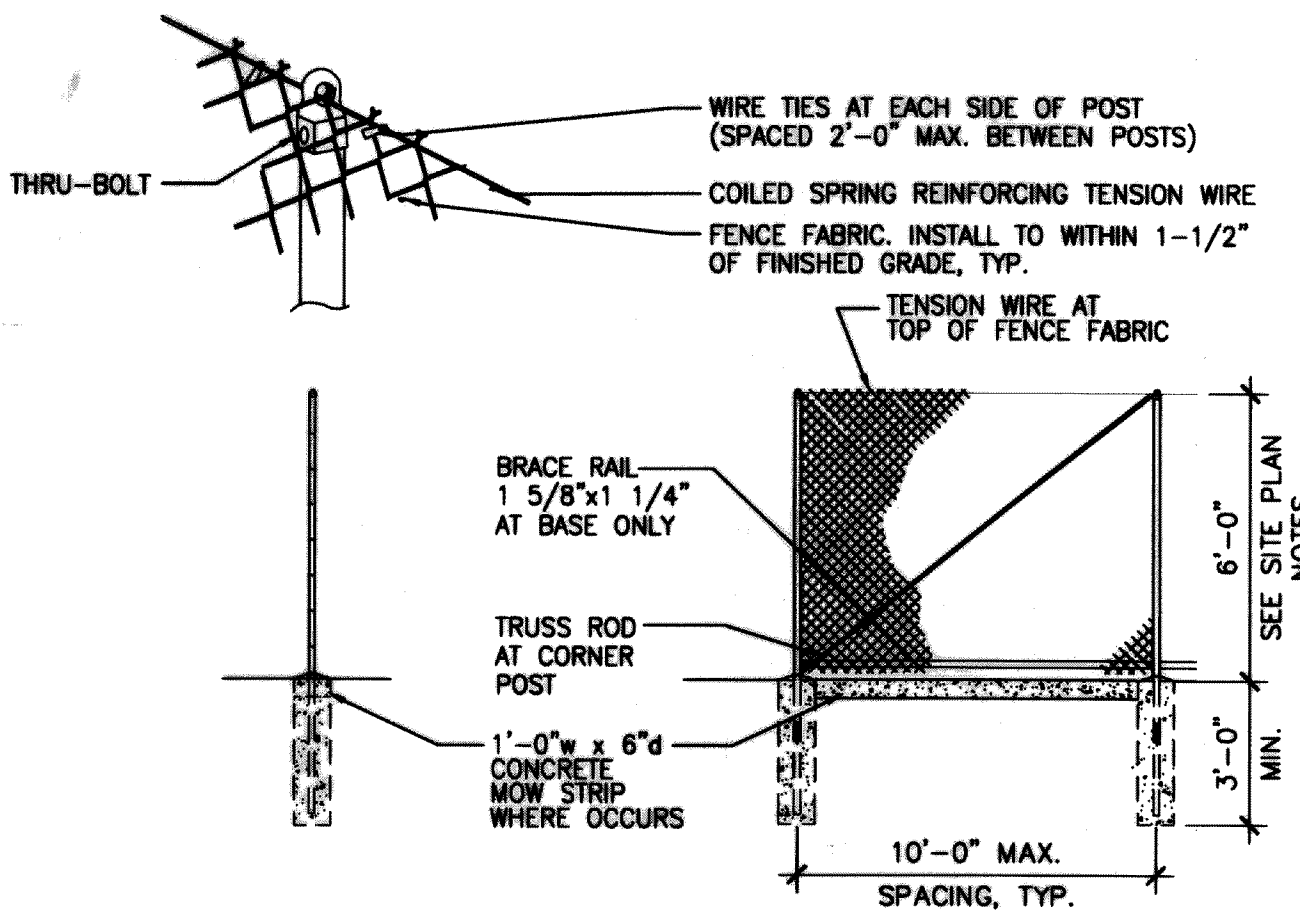
9-1-99
Urban Drainage and Flood Control District

C 33

OVERALL FINAL DEVELOPMENT PLAN

FLATIRON ANNEXATION

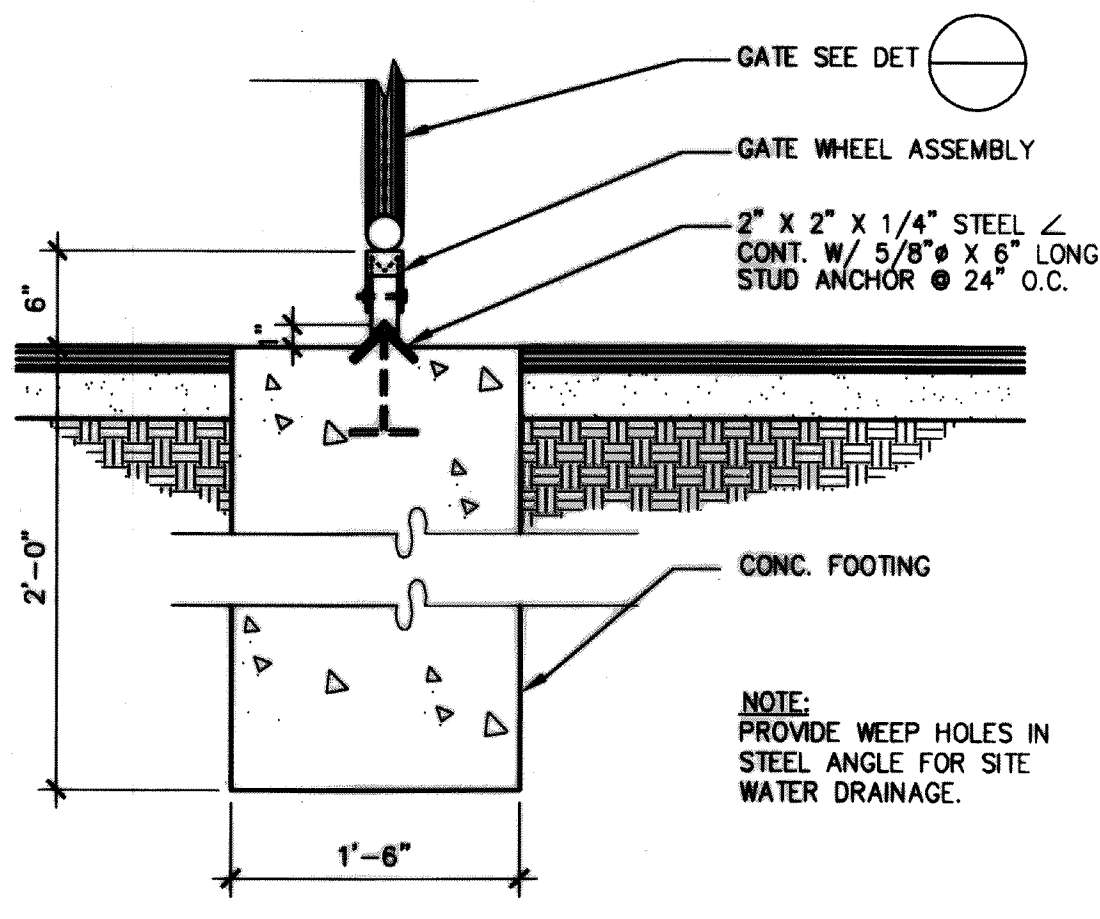
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 7 OF 7



CHAINLINK FENCE

SCALE: 1/4"=1'-0"

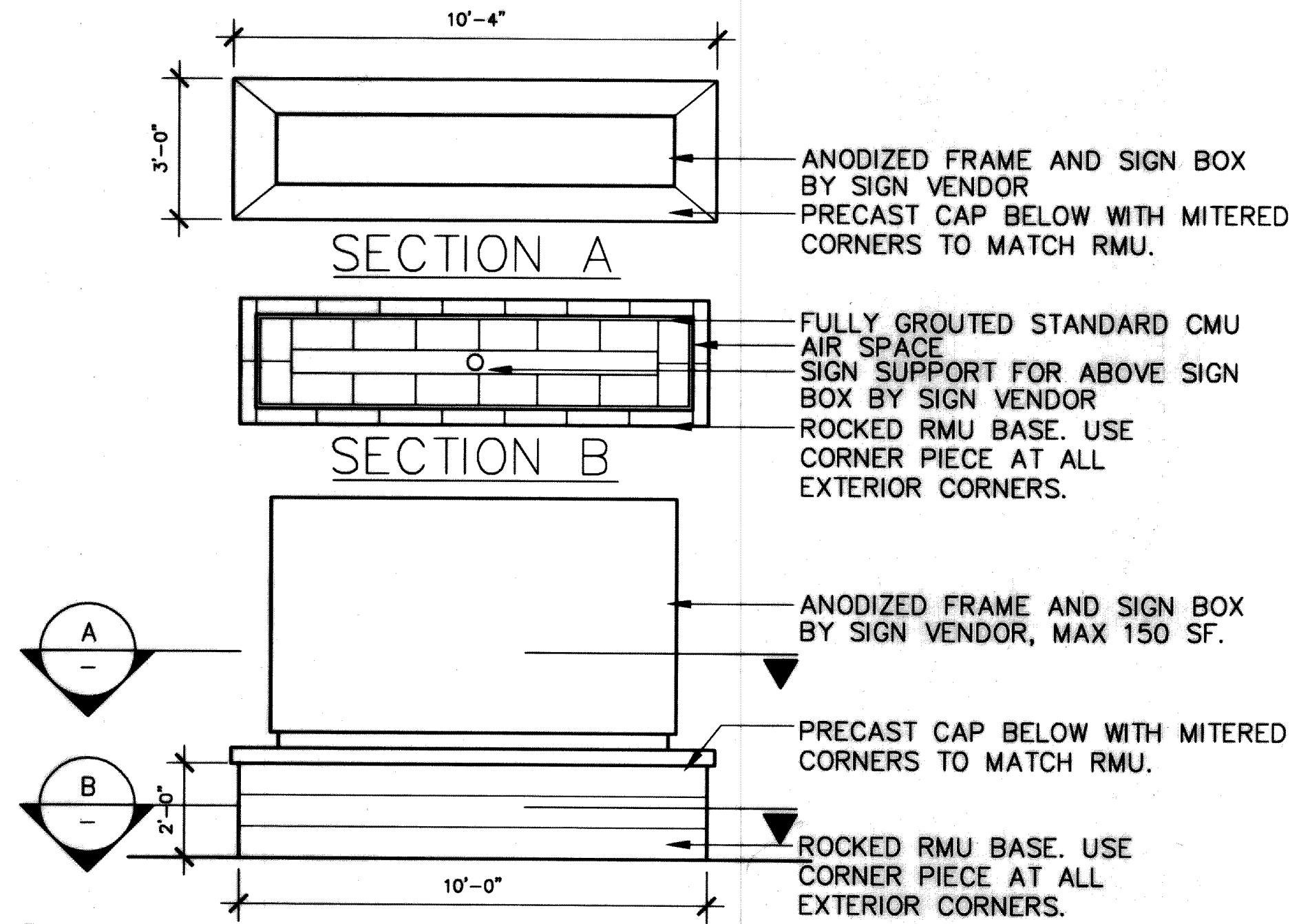
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SLIDING GATE TRACK

SCALE: 3/4"=1'-0"

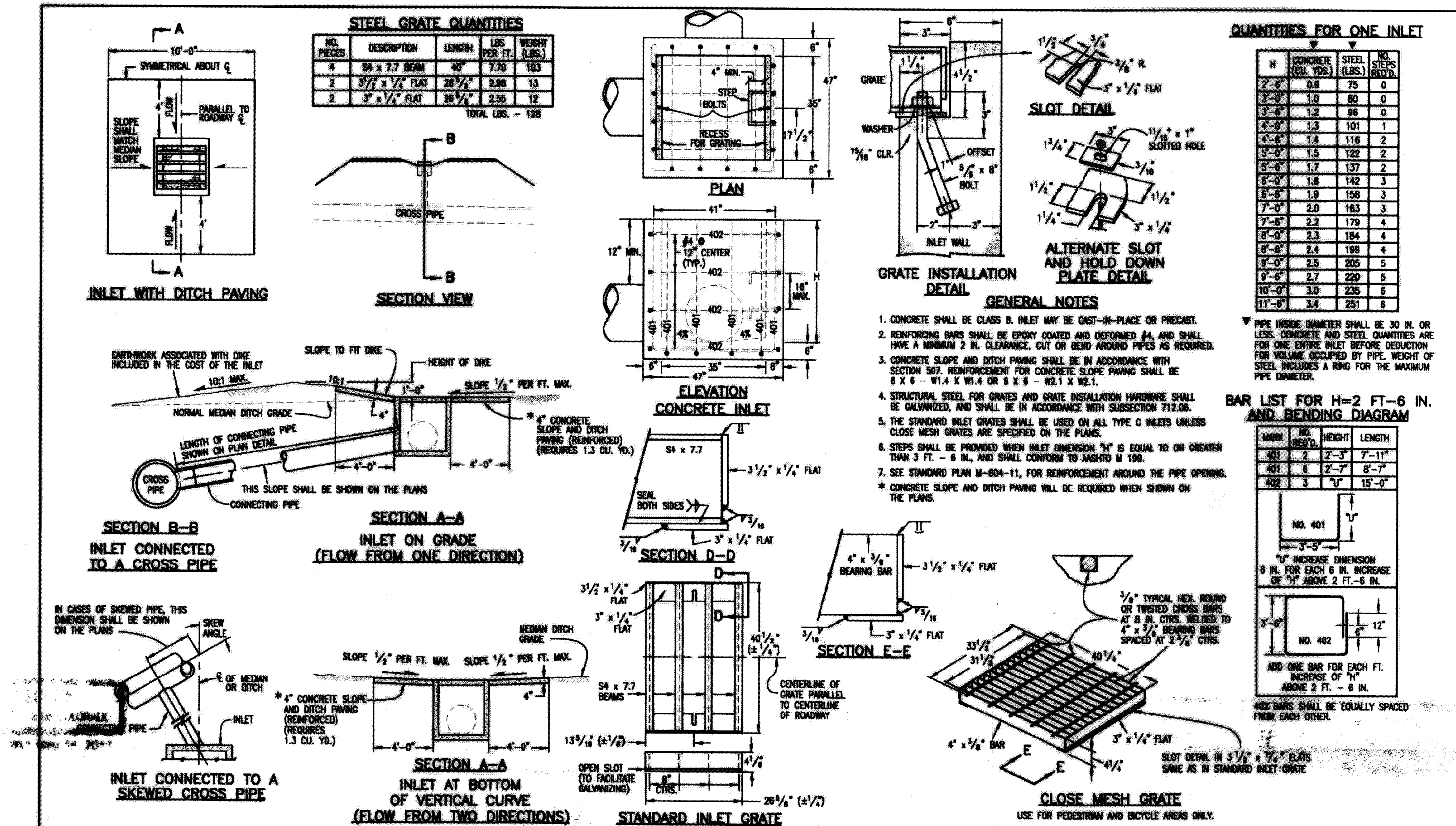
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MONUMENT SIGN ELEVATION

SCALE: 1/4"=1'-0"

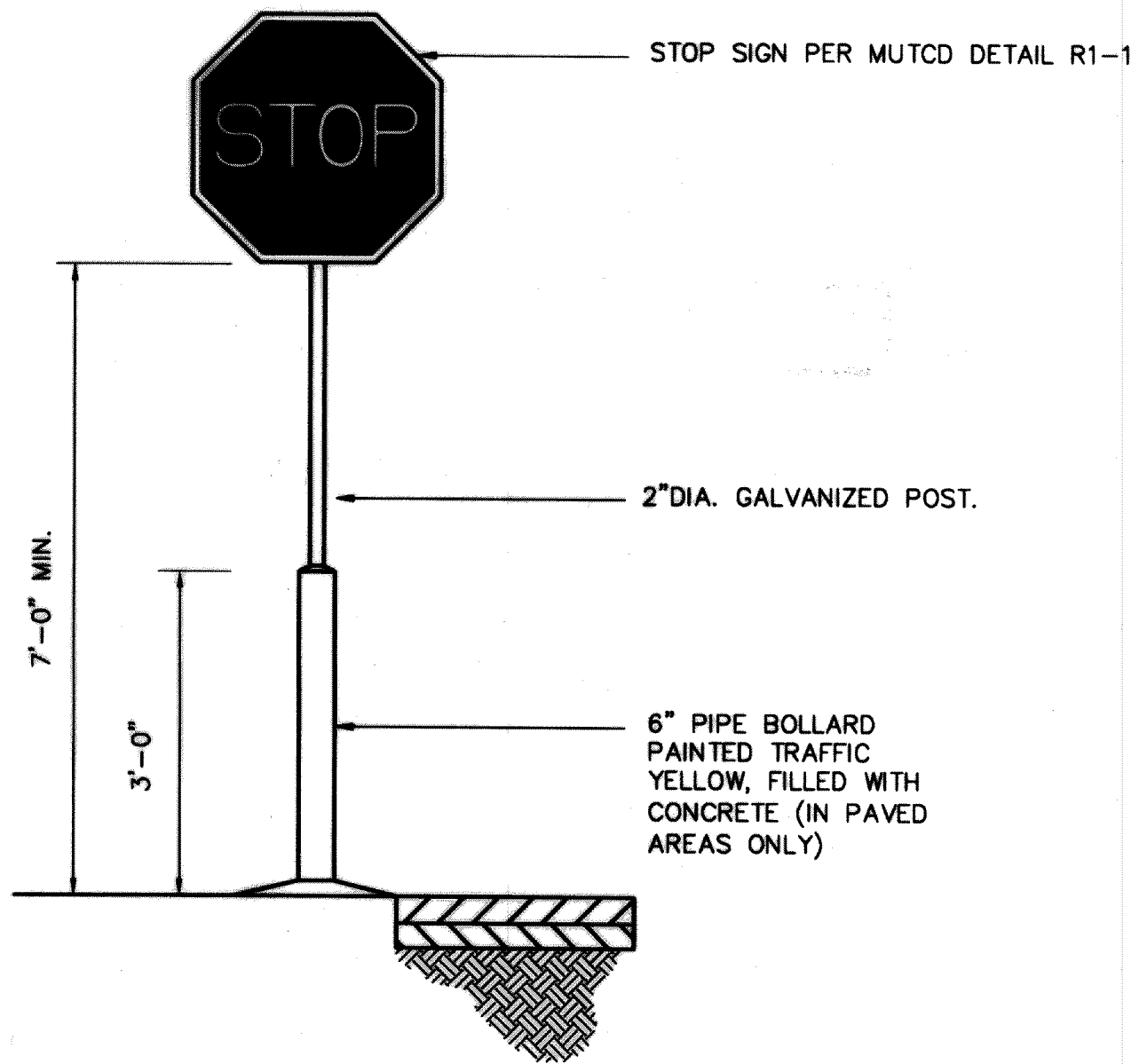
(ESIM114a)



INLET, TYPE C

STANDARD PLAN NO.
M-604-10

Sheet No. 1 of 1



MUTCD STANDARDS: STOP SIGN

1. THE STOP SIGN SHALL BE AN OCTAGON WITH A WHITE LEGEND AND BORDER ON A RED BACKGROUND.
2. STOP SIGN SHALL BE INSTALLED ON THE RIGHT SIDE OF THE APPROACH TO WHICH IT APPLIES.

STOP SIGN

NOT TO SCALE

FLATIRON ANNEXATION	
DETAIL SHEET	
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